

City of Atlantic Beach Land Development Regulations Re-Write

Citizens' Workshop #1
July 11, 2018

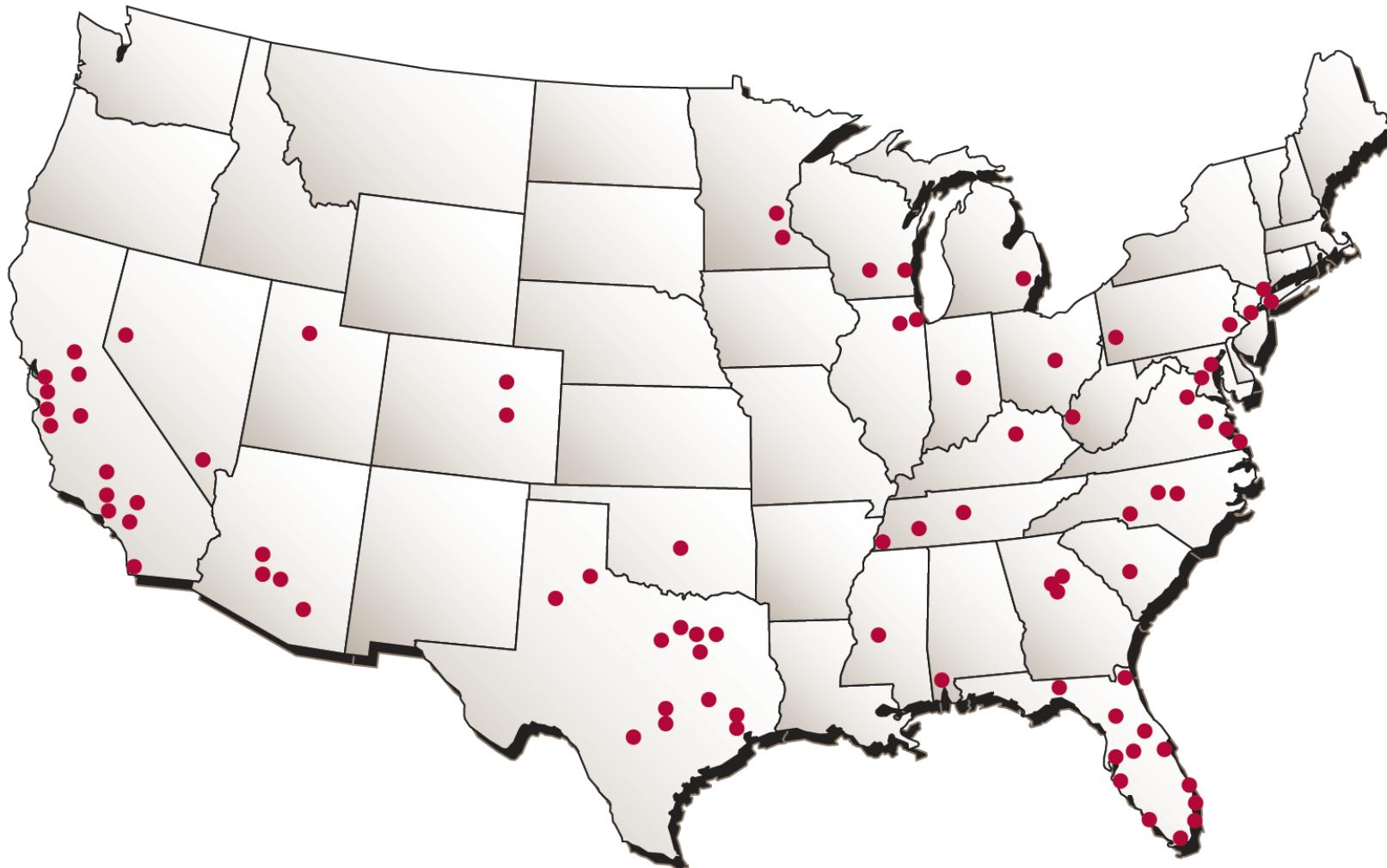


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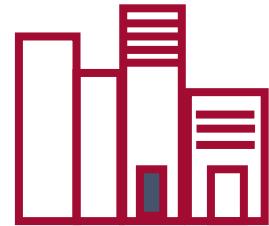
Corporate Overview



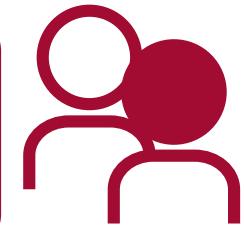
Kimley-Horn Nationwide



84
OFFICES



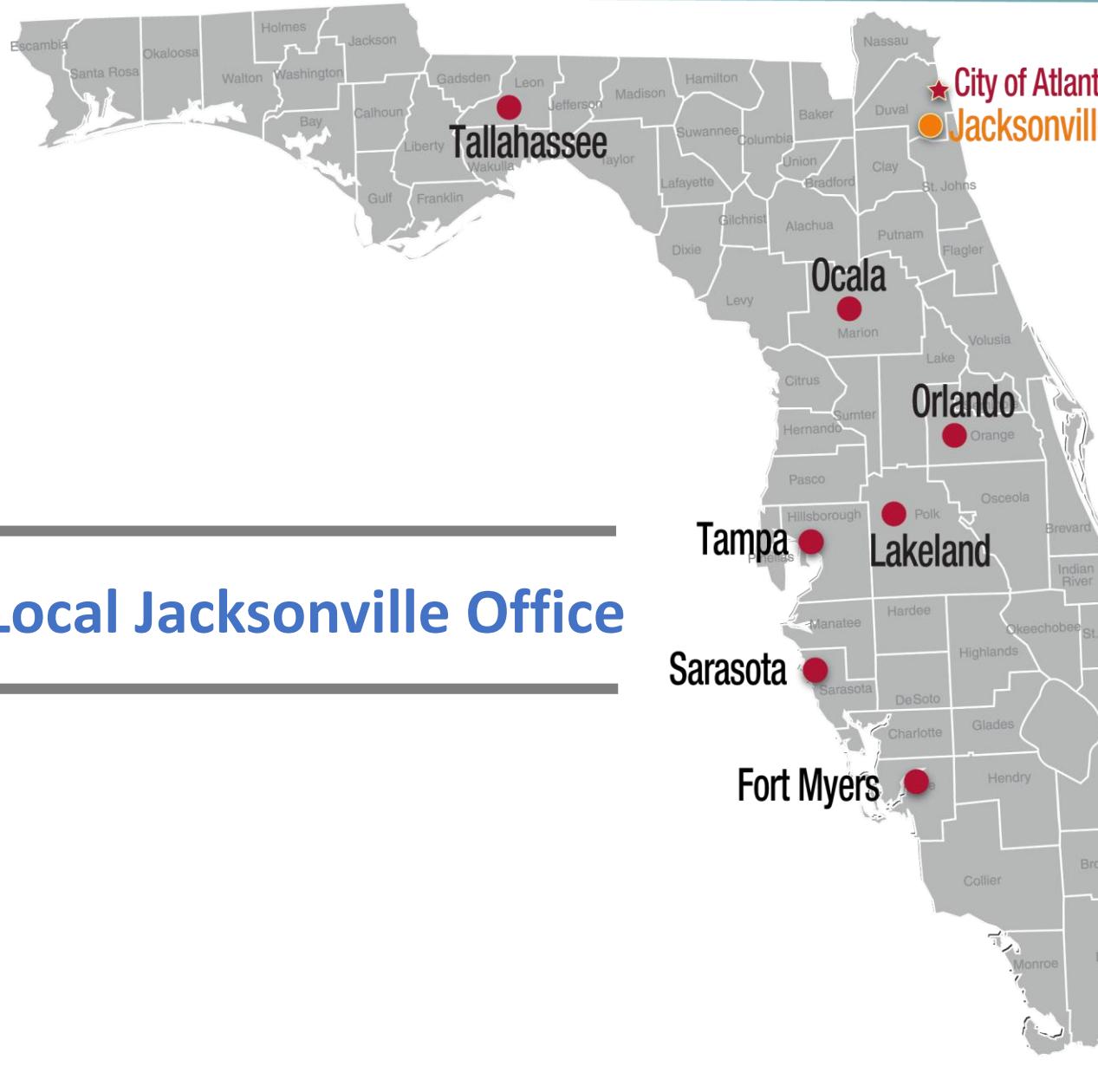
3000+
PROFESSIONALS



70+
PLANNERS



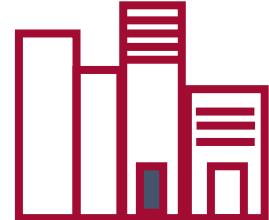
Kimley-Horn Florida



Local Jacksonville Office

13

OFFICES



600+

PROFESSIONALS



16
PLANNERS



2

City of Atlantic Beach LDR Team

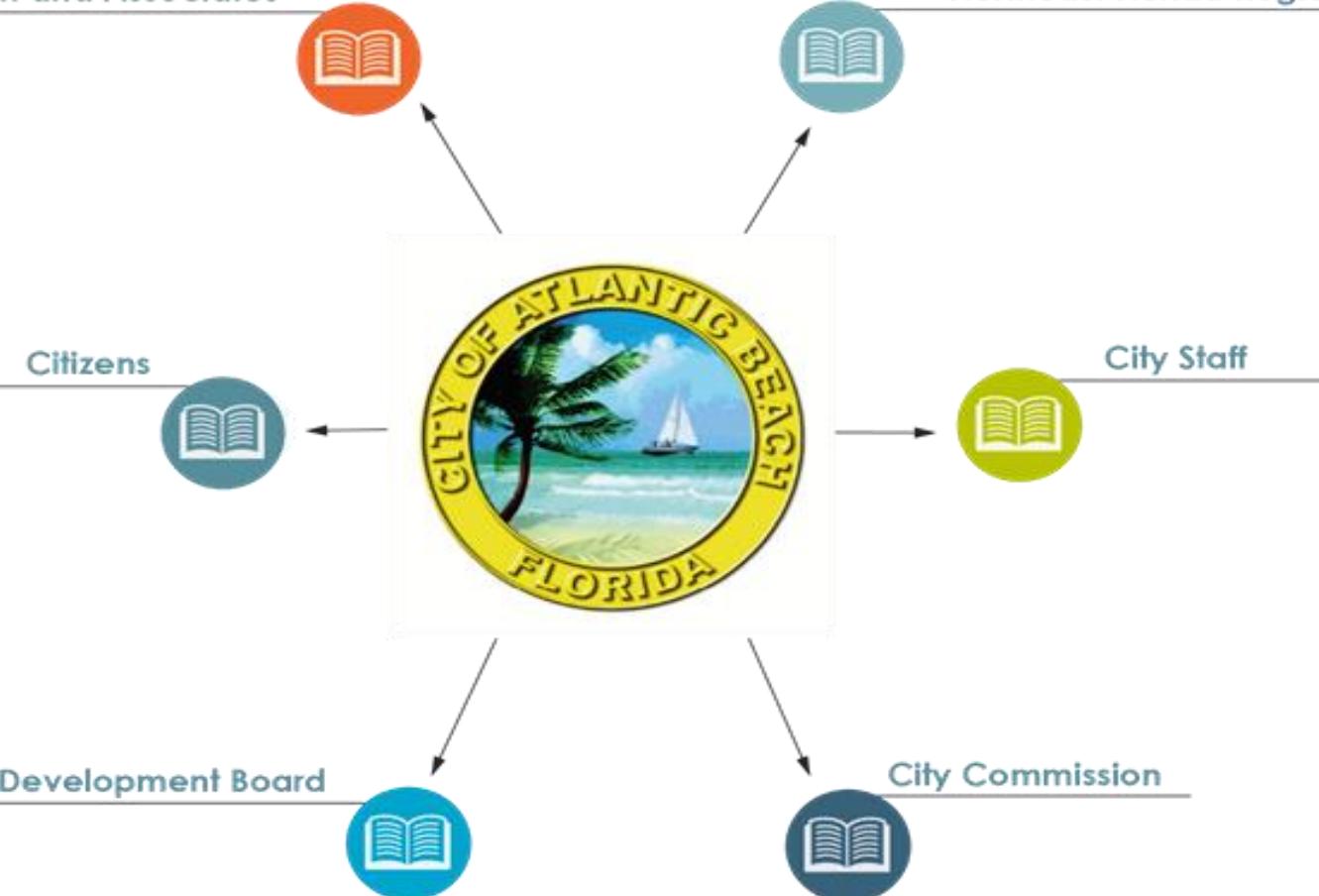


City of Atlantic Beach LDR Re-Write Team



Kimley-Horn and Associates

Northeast Florida Regional Council



3

City of Atlantic Beach LDR Project



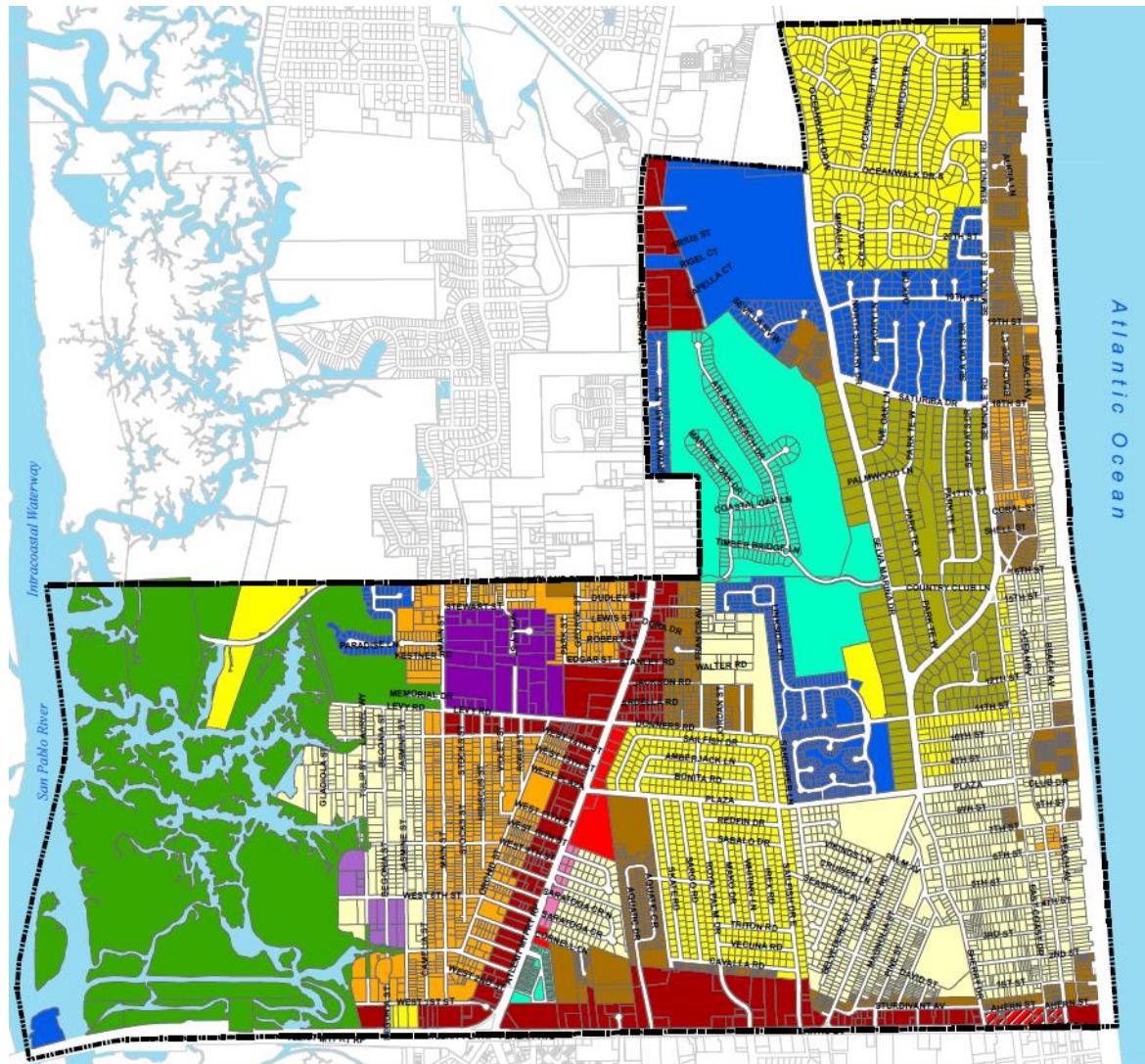
What are Land Development Regulations?



- Implementation document to meet the City's Vision
- Must be consistent with the Comprehensive Plan
- Contain specific standards
 - Zoning
 - Subdivision regulations
 - Resource protection



Zoning 101



City of Atlantic Beach
Official Zoning Map

*Depicting Amendments Through
Ordinance Number 90-18-232*



Zoning Districts

- CON** Conservation
- RS-L** Residential, Single-Family, Large Lots
- RS-1** Residential, Single-Family
- RS-2** Residential, Single-Family
- RG** Residential, General, Two-Family
- RG-M** Residential, General, Multi-Family
- PUD** Planned Unit Development
- SPA** Special Planned Area
- CPO** Commercial, Professional Office
- CL** Commercial, Limited
- CG** Commercial, General
- CBD** Central Business District
- LIW** Light Industrial & Warehousing
- SP** Special Purpose



- Separates land into districts
- Defines permitted, conditional and special uses
- Specifies density, lot coverage, open space, impervious surface limits, landscaping, parking & loading requirements

What are we trying to accomplish?

- Respect community character and history
- Efficient use of land
- Innovation in land development
- Transportation options
- Protection of the environment
- Mix of land uses



— CREATE A SENSE OF PLACE —

4

User-Friendly LDRs

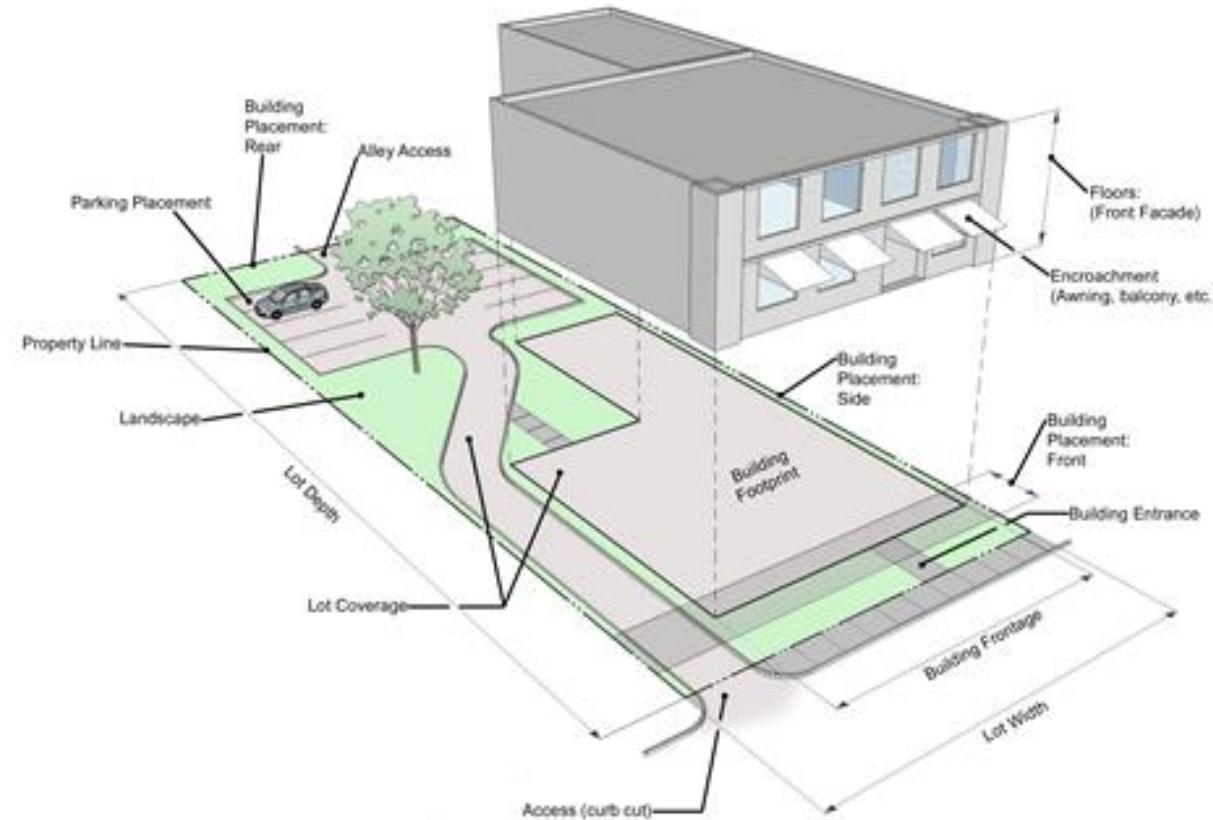


Overall Objective



PUBLISH THE STORY

- Code Strategies
- Innovative to guide quality and character
- Attractive to new investment
- Ease of use and administration
- Clear and predictable

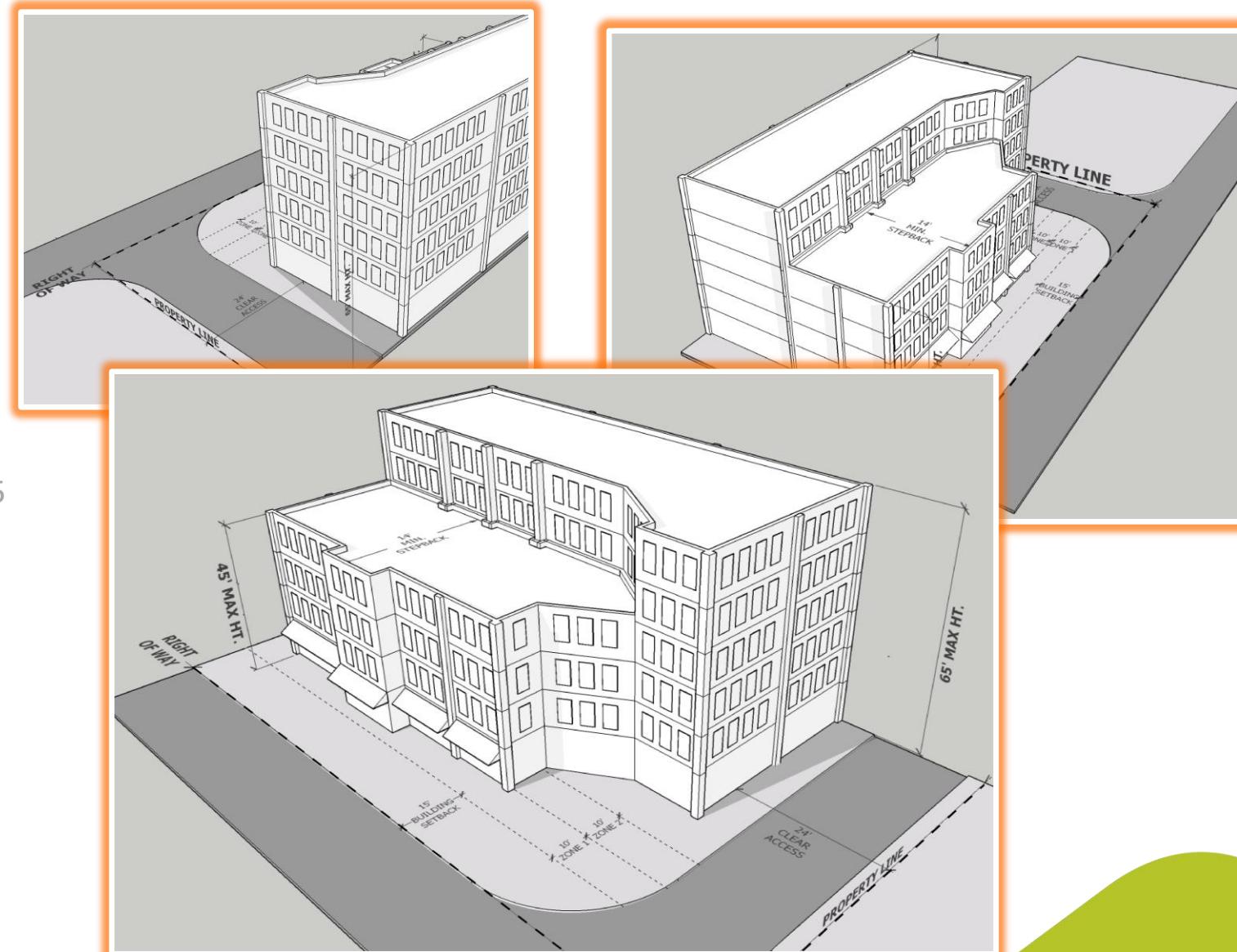


Innovative Ideas

(1) Building height shall be correlated to the scale of the street along which it faces and shall encourage a comfortable pedestrian-oriented environment.

- a. The standard building height for projects shall be up to four stories, 45 feet.
- b. Increased building heights above four stories or 45 feet may be considered up to six stories or 65 feet, if height mitigation measures such as a building stepback (as illustrated in Figure 2 and Figure 2a) or setback are proposed and approved by the community appearance board. Buildings exceeding 45 feet shall provide a stepback of at least 14 feet along all sides facing a public roadway.
- c. Increased building heights above 65 feet may be considered pursuant to a Planned Development (PD) approved by the city council on a case-by-case basis and shall provide additional stepbacks of at least 14 feet for each four stories above 4/ or heights above 45 feet.

152
Words



5

How Can You Help?



15

Kimley»Horn

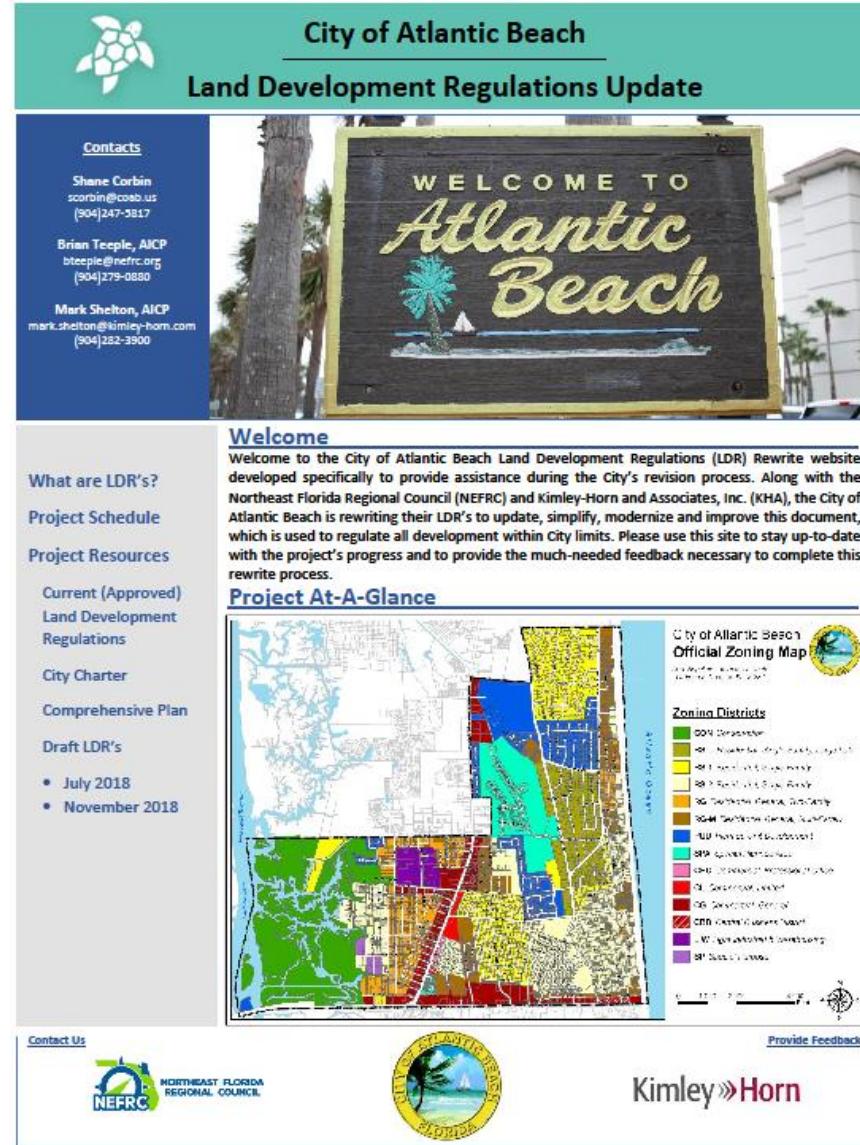
Public Involvement

- Engage and work with you – the citizens
- Develop strategic and innovative solutions that implement the City's Vision



How You Can Help

- Provide input through the website
- Stay up-to-date on meetings & progress
- Tell your family and friends



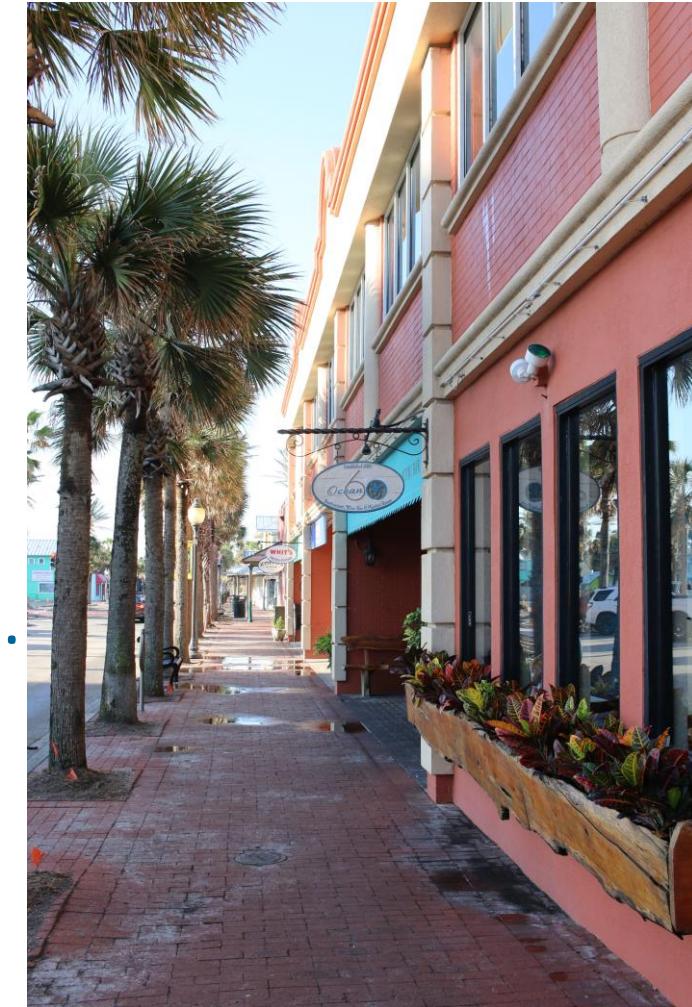
The screenshot shows the homepage of the City of Atlantic Beach Land Development Regulations Update website. The header features a turtle icon and the text "City of Atlantic Beach" and "Land Development Regulations Update". To the right is a photograph of a "WELCOME TO Atlantic Beach" sign. The left sidebar contains "Contacts" for Shane Corbin, Brian Teeple, and Mark Shelton, along with links to "What are LDR's?", "Project Schedule", "Project Resources", "Current (Approved) Land Development Regulations", "City Charter", "Comprehensive Plan", and "Draft LDR's" (with bullet points for July 2018 and November 2018). The main content area includes a "Welcome" section with a detailed description of the project's purpose and a "Project At-A-Glance" section featuring a map of the city with various zoning districts color-coded according to a legend. The legend lists 17 zoning districts, including CO1, CO2, NC1, NC2, NC3, NC4, NC5, NC6, NC7, NC8, NC9, NC10, NC11, NC12, NC13, NC14, NC15, and NC16. The footer includes links for "Contact Us", "Provide Feedback", and logos for NEFRC, the City of Atlantic Beach, and Kimley-Horn.

Public Workshops and Hearings



Tentative Schedule – All Meetings at City Hall

- Citizen Workshops, 5:30 p.m.
 - July 11, 2018
 - November 13, 2018
 - March 13, 2019
- Community Development Board Workshops, 6:00 p.m.
 - July 17, 2018
 - November 20, 2018
 - March 19, 2019
 - May 21, 2019 (Hearing)



Public Workshops and Hearings



Tentative Schedule – All Meetings at City Hall

- City Commission Workshops/Hearings, 4:30 p.m.
 - July 23, 2018
 - November 26, 2018
 - March 26, 2019
 - July 22, 2019 (Hearing)
 - August 26, 2019 (Hearing)



Contact Us



Call or Email:

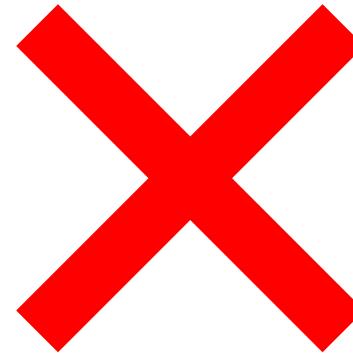
- Brian Teeple, North East Florida Regional Council
 - BTeeple@nefrc.org
 - 904-279-0880
- Mark Shelton, Kimley-Horn
 - Mark.Shelton@kimley-horn.com
 - 904-828-3900
- Shane Corbin, City of Atlantic Beach
 - SCorbin@coab.us
 - 904-247-5817



What Is NOT Part of This Project?



- Recent Ordinances:
 - Medical Marijuana
 - Gas Stations
 - Public Noticing
 - Mayport Overlay
- Signage
- Tree Ordinance



What IS Part of This Project?



- Chapter 24 of the Code of Ordinances (Land Development Regulations)

Examples

- Definitions
- Administration of the Code
- Stormwater & Drainage
- Required Yards and Permitted Projections
- Zoning Districts
 - Permitted Uses
- Parking requirements for commercial uses
- Overall ease of use/reference



We Want to Hear from You!

